



Superfund  
Redevelopment  
Initiative

# SITE REDEVELOPMENT PROFILE

Syosset Landfill Superfund Site

Syosset, New York



Municipal sanitation trucks parked on site. (Source: EPA)

**Site Location:** 150 Miller Place, Syosset, New York 11791

**Size:** 38 acres

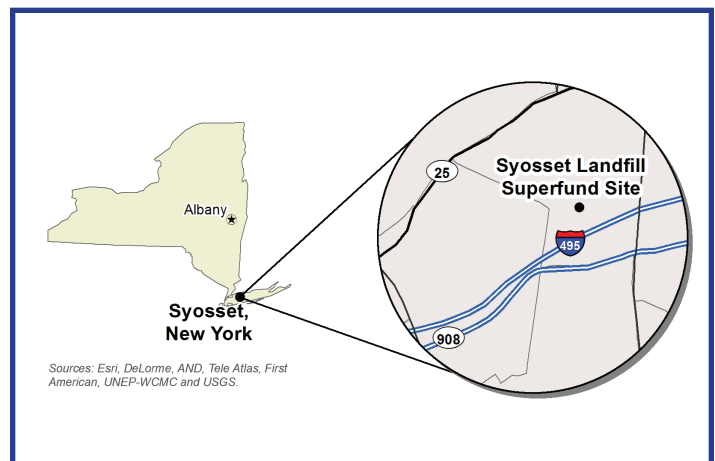
**Existing Site Infrastructure:** All major types of infrastructure are located on site.

**Current Site Uses:** The site is located in a residential and industrial area. The town of Oyster Bay operates a salt storage facility, an equipment storage facility, a sanitation truck parking area and a compressed natural gas fueling station on site.

**Use Restrictions:** Restrictive covenants protect the landfill cap and monitoring systems. The restrictions also prohibit wells and permanent structures on the landfill without prior approval from EPA and the locality.

**Surrounding Population:** 18,829 people live in Syosset (2010 Census).

Thanks to innovative planning and creative partnerships, the Syosset Landfill Superfund site now provides municipal amenities and serves as an excellent example of energy conservation in action. Syosset is located in the northeastern section of the town of Oyster Bay, on the North Shore of Long Island. Coordination between EPA and the town of Oyster Bay has led to the site's successful cleanup and green transformation. The site is now home to a state-of-the-art compressed natural gas (CNG) fueling station used by the town's fleet of vehicles.




Sources: Esri, DeLorme, AND, Tele Atlas, First American, UNEP-WCMC and USGS.

Location of the site in Syosset, New York.

A landfill operated at the 38-acre site from 1933 to 1975. Its operations resulted in soil and groundwater contamination. EPA placed the site on the Superfund program's National Priorities List (NPL) in 1983. Cleanup efforts have successfully contained and addressed contamination, capping the landfill, preventing

## SITE HISTORY AND REDEVELOPMENT TIMELINE

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- 1933 - 1975** Landfill operations active on site.
  - 1983** EPA placed the site on the NPL.
  - 1990** Responsible parties entered into a Consent Decree with EPA for the cleanup.
  - 1999** Responsible parties finished site cleanup.
  - 2005** EPA took the site off the NPL.
  - 2009** The locality received federal funds for a CNG fueling station on site and conversion of its sanitation trucks from diesel fuel to CNG.
  - 2011** Fueling station construction and truck conversions completed.
  - 2012** Oyster Bay's CNG fleet responded rapidly to address Superstorm Sandy cleanup needs.
  - 2015** Oyster Bay Realty, LLC met with EPA about its future use plans for the site.
  - 2019** Ongoing discussions about redevelopment of a park, open space and parking on site.

the infiltration of rainwater through the landfill and eliminating the potential for direct contact with site wastes. EPA determined that groundwater contamination affected a limited area and did not pose a significant threat to human health. The landfill capping addressed the principal threat to human health at the site.

EPA deleted the site from the NPL in 2005. The town's Highway Division now uses the site for salt storage, equipment storage, vehicle parking and sanitation vehicle storage. EPA later reviewed and approved a design plan submitted by the locality for a CNG fueling facility, ensuring that construction activities would not impact the site's remedy. The town received federal funds, including over \$5.5 million from the U.S. Department of Energy Clean-Cities Alternative Fuel and Advanced Technology Vehicles Pilot Program, to construct the fueling station and convert 44 of the town's heavy-duty sanitation trucks from diesel fuel to CNG.

The town estimates that the CNG trucks reduce the locality's petroleum usage by about 264,000 gallons per year. On average, the clean-burning CNG vehicles produce about 27 percent fewer greenhouse gas emissions than comparable gasoline or diesel models. The release of an estimated 67,130 pounds of pollutants is prevented annually as a result. The project also provides local green job opportunities in vehicle and equipment manufacturing, station construction, and ongoing vehicle and station operations. When Superstorm Sandy hit in 2012, causing more than \$50 billion in damage in the region, Oyster Bay had 54 CNG trucks ready to clear roads and property of debris, while fuel shortages delayed vehicle operations in nearby communities.

In August 2013, the residents of the town approved a permissive referendum authorizing the town to sell the landfill to Oyster Bay Realty, LLC. A company affiliated with Oyster Bay Realty, LLC purchased the Cerro Property adjacent to the landfill in 2014. In 2015, representatives from Oyster Bay Realty, LLC (now known as Syosset Park Development, LLC), met with EPA to discuss plans for a multi-use development project at the site, including a park located on the landfill. In



Municipal trucks parked on site. (Source: EPA)

2016, Syosset Park Development, LLC entered into an Administrative Settlement Agreement and Order on Consent for a Removal Action for EPA to oversee the redevelopment project on the site property. EPA continues to work with the developer and the community to ensure that future site uses remain protective of human health and the environment over the long term. Development planning and community meetings to discuss the plans are ongoing. Tentative plans under consideration include a commercial and residential area at the Cerro Property, with the Syosset Landfill site serving largely as an adjacent park, open space and parking.

#### FOR MORE INFORMATION

Frank Avvisato | (703) 603-8949  
[avvisato.frank@epa.gov](mailto:avvisato.frank@epa.gov)

Jaclyn Kondrk | (212) 637-4317  
[kondrk.jaclyn@epa.gov](mailto:kondrk.jaclyn@epa.gov)



In May 2017, EPA established a task force to restore the Superfund program to its rightful place at the center of the Agency's core mission to protect health and the environment.

[epa.gov/superfund/superfund-task-force](https://epa.gov/superfund/superfund-task-force)